



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		10	ABOVE AVG 50		0500	01	4,059	102.9600		154.44				626,872	2004	2004	0	0	0	9.25	90.75	VALUATION BY					STANDARD								
Exterior Wall		17	CB STUCCO 50		1 SFR CUST - 100% - 2021										Heated Area: 3588					HX Base Yr 2021					Tax Group: 2					Tax Dist:					
Roof Structure		08	IRREGULAR 100																						BUILDING MARKET VALUE					568,886					
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					41,069					
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					288,000					
Interior Floor		11	CLAY TILE 50																						TOTAL MARKET VALUE					897,955					
Interior Floor		14	CARPET 50																						SOH/AGL Deduction					319,886					
Air Condition		03	CENTRAL 100																						ASSESSED VALUE					578,069					
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					HX HB 50,000					
Bedrooms			4 100																						BASE TAXABLE VALUE					528,069					
Bathrooms			4 100																						TOTAL JUST VALUE					897,955					
Frame		03	MASONRY 100																						NCON VALUE					0					
Stories		2.	2. 100																						INCOME VALUE										
Units			0 100																						PREVIOUS YEAR MKT VALUE					683,964					
Occupancy		00	NONE 100																																
Quality		03	Quality Level 03																																
DOR CODE		0100	SINGLE FAMILY																																
MAP NUM			MKT AREA																		01														
NEIGHBORHOOD/LOC				2039.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																														
BAS	2,390	100	2,390		334,969																														
FGR	599	55	329		46,111																														
FOP	474	30	142		19,901																														
FUS	1,198	100	1,198		167,905																														
TOTALS		4,661			4,059		568,886																												
EXTRA FEATURES										3017 AMELIA RD, FERNANDINA BEACH																									
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES													
1	0504	FP-ELECTRI		0	100	0	0	2.00		UT	2,000.00		2,000.00		100	2004	2004	3	88	3,520															
2	0810	CONCRETE A		0	100	4	4	16.00		SF	6.50		6.50		100	2003	2003	3	83	86															
3	0810	CONCRETE A		0	100	4	4	16.00		SF	6.50		6.50		100	2003	2003	3	83	86															
4	0812	CONCRETE C		0	100	0	0	4,970.00		SF	4.00		4.00		100	2004	2004	3	84	16,699															
5	0866	POOL FIBER		0	100	0	0	256.00		SF	72.00		72.00		100	2008	2008	3	35	6,451															
6	0845	KOOL DECK		0	100	0	0	832.00		SF	7.25		7.25		100	2008	2008	3	89	5,368															
7	0462	ST/AL FNC		0	100	88	5	440.00		SF	10.00		10.00		100	2008	2008	3	52	2,288															
8	0463	FENCE GATE		0	100	0	0	2.00		UT	300.00		300.00		100	2008	2008	3	74	444															
9	0462	ST/AL FNC		0	100	249	5	1,245.00		SF	10.00		10.00		100	2006	2006	3	44	5,478															
10	0465	FNC GT 15'		0	100	0	0	2.00		UT	450.00		450.00		100	2006	2006	3	69	621															
LAND DESCRIPTION										TOTAL OB/XF										41,041															
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS		UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR		100		RLM	0.00	0.00	0.96		AC		1.00	1.00	1.00	300,000.00		300,000.00		288,000														

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